

**East Cochran Road – RLT Bombardier Meadow Ordinance Recommendation**  
Prepared for the Richmond Selectboard by the Parking Advisory Committee (PAC)  
January 11, 2023

East Cochran Road travels through Jonesville and borders the Richmond Land Trust (RLT) Bombardier Meadow. The section is bounded by 2 bridges, the Jonesville Winooski Bridge, and the Edmunds Bridge (Huntington River). The total road measurement is 0.2 miles (1157 feet).

**Parking History**

Over the last three years, the number of people using the RLT Bombardier Meadow has increased dramatically. Initially, most visitors to the Meadow parked along the western edge of Cochran Road. Many of these cars were parked illegally and the combination of more pedestrians along a busy section of road has created a safety issue.

In the summer of 2020, the RLT, working along with the Town of Richmond and the Jonesville neighborhood, opened a temporary parking lot within the Meadow for 20 cars. The Town agreed to rope off areas along Cochran Road deemed by the Highway Dept (Pete Gosselin) to be unsafe to park. And at this time, the Selectboard noted that there was no ordinance to support placement of “no parking” signs in these locations. This combination of Meadow parking and the roped off areas on Cochran Road improved the safety situation.

The summer of 2022 was different. Popularity of the site kept growing with increased commercial use and frequent beach closures in Burlington. The Meadow parking lot quickly overflowed its 20-car capacity on warm sunny days. This created an overflow parking situation putting dozens of cars back onto Cochran Road. Richmond PD spent a significant amount of their time and resource ticketing and towing illegally parked cars. The safety concerns returned and the influx of people and cars led to many complaints from neighbors of noise, dust, inappropriate behavior, and illegal overnight use of the parking area. There were simply too many people trying to use this property.

At the July 18, 2022, Selectboard meeting, creating a traffic ordinance was discussed. Since the time frame was too long to help with the present safety issues, it was decided once again to put-up ropes in the unsafe parking areas. This helped reduce the number of cars being towed however the parking lot continued to overflow and cars parked along the road for another month.

At the end of the season, the Selectboard then asked the Parking Advisory Committee to revisit the East Cochran Rd parking situation and make recommendations on how the situation could be better managed.

**Parking Advisory Committee Process:**

As with Dugway Road, the PAC worked to find a solution that balances safety, public access to the natural resources, and neighborhood quality of life. We have worked with residents, Highway Department (Pete Gosselin) Richmond PD (Former Captain Kyle Kapitansky, Ofc Alyson

Dengler) and Town Constable (Andy Squires). As always, we held monthly public meetings and welcomed public comment and ideas on the situation.

We also worked with the Richmond Land Trust through this whole process. We appreciate what the RLT has done over the past 3 years by creating a temporary seasonal parking in the Meadow. That additional parking has helped prevent dangerous overflow parking on Cochran Road on many of the less busy days of summer.

We do recognize that the RLT is not yet able to guarantee continued use of those 20 spaces. As such, PAC determined that we needed to move forward now to begin the ordinance process to be prepared for Spring/Summer 2023. We encourage the RLT and the Town of Richmond to continue to work to create a long-term seasonal solution for Meadow parking. We recommend that the RLT continue to work with the neighbors to help mitigate noise, dust, and inappropriate use of the Meadow.

Based on all input, we worked with the Highway Department and RPD to determine which areas of the 0.2-mile stretch of Road were either illegal due to State or Town statutes or deemed by the Highway Dept or RPD to be unsafe for parking due to terrain, line of sight, or obstacles. We made detailed measurements and mapped East Cochran Road area. We then worked to find a straightforward delineation of legal and illegal parking that could be written into ordinance, signed, and enforced.

Similar to our work on Dugway Road, PAC reasoned that a simple 'Begin No Parking' and 'End No Parking' zone removes the grey area of where and where not to park, and this allows for clear parking guidance and enforcement for RPD. This trades roughly 8 potential parking spaces for increased public safety and enforceability. The solution we propose allows for 21 parking spaces along East Cochran Road, including the Edmond's Bridge parking lot. We believe this provides a good balance for public safety, public access, and neighborhood quality of life.

PAC recognizes this is a difficult situation and we are committed to working with all parties to find an acceptable solution.

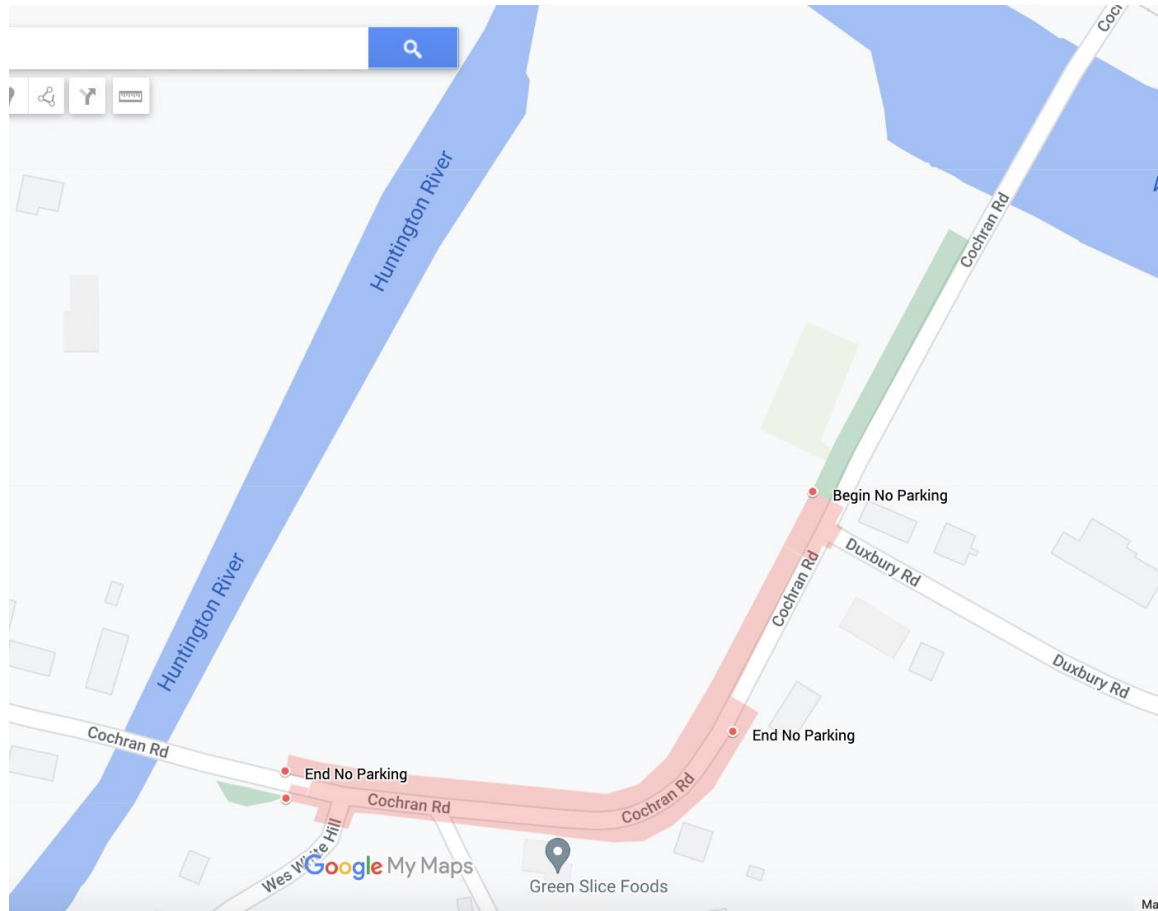
### **Proposed Parking Ordinance for East Cochran Road – RLT Bombardier Meadow**

To be ready for Summer 2023, the Parking Advisory Committee recommends the Town of Richmond begin the process to enact the following change of ordinance.

The No Parking Ordinance for East Cochran Road would begin at the northside of the Duxbury Road intersection and continue south-west to the Edmunds Bridge (Huntington River). This option would include all intersections (Duxbury Road and West White Hill), the line-of-sight around the 90-degree curve at the Bombardier Barn (both sides of the road), and the section from Duxbury Road to the 90-degree curve. This option gives good visibility from the Duxbury Road intersection to the Bombardier Barn curve and good visibility around the 90-degree curve, in both directions.

This option leaves open “side-of-the road” parking on the westside of Cochran Road from the Winooski Bridge guardrail to the northside Duxbury Road intersection. This area is 333’ long and provides parking for 16 cars. When the Meadow parking is available, the entrance area could be roped off to provide better visibility when entering and leaving the parking lot, as it currently has been done.

Map of area:



## PAC Members

Kevin McAleer, Chair

Diane Mariano

Chuck Gilroy

John Rankin